

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Snoqualmie Valley / 70

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 184

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$124,500	\$227,000	\$351,500	\$372,400	94.4%	9.36%
2005 Value	\$124,500	\$246,100	\$370,600	\$372,400	99.5%	9.18%
Change	+\$0	+\$19,100	+\$19,100		+5.1%	-0.18%
% Change	+0.0%	+8.4%	+5.4%		+5.4%	-1.92%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.18% and -1.92% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$130,800	\$208,400	\$339,200
2005 Value	\$130,800	\$226,500	\$357,300
Percent Change	+0.0%	+8.7%	+5.3%

Number of one to three unit residences in the Population: 2110

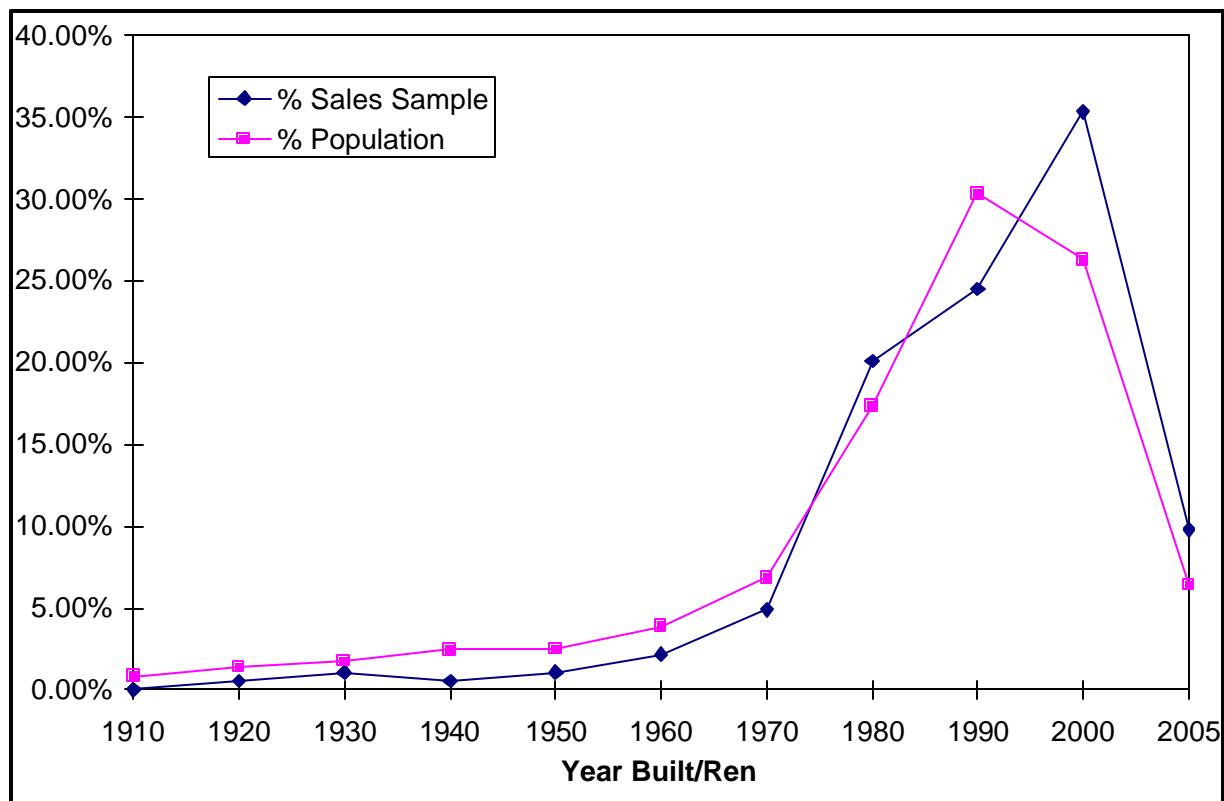
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes with views had lower average ratios (Assessed Value/Sales Price) than other homes, so the formula adjusts these properties upward more than other properties thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.54%
1930	2	1.09%
1940	1	0.54%
1950	2	1.09%
1960	4	2.17%
1970	9	4.89%
1980	37	20.11%
1990	45	24.46%
2000	65	35.33%
2005	18	9.78%
	184	

Population		
Year Built/Ren	Frequency	% Population
1910	18	0.85%
1920	29	1.37%
1930	37	1.75%
1940	52	2.46%
1950	53	2.51%
1960	82	3.89%
1970	145	6.87%
1980	366	17.35%
1990	639	30.28%
2000	554	26.26%
2005	135	6.40%
	2110	

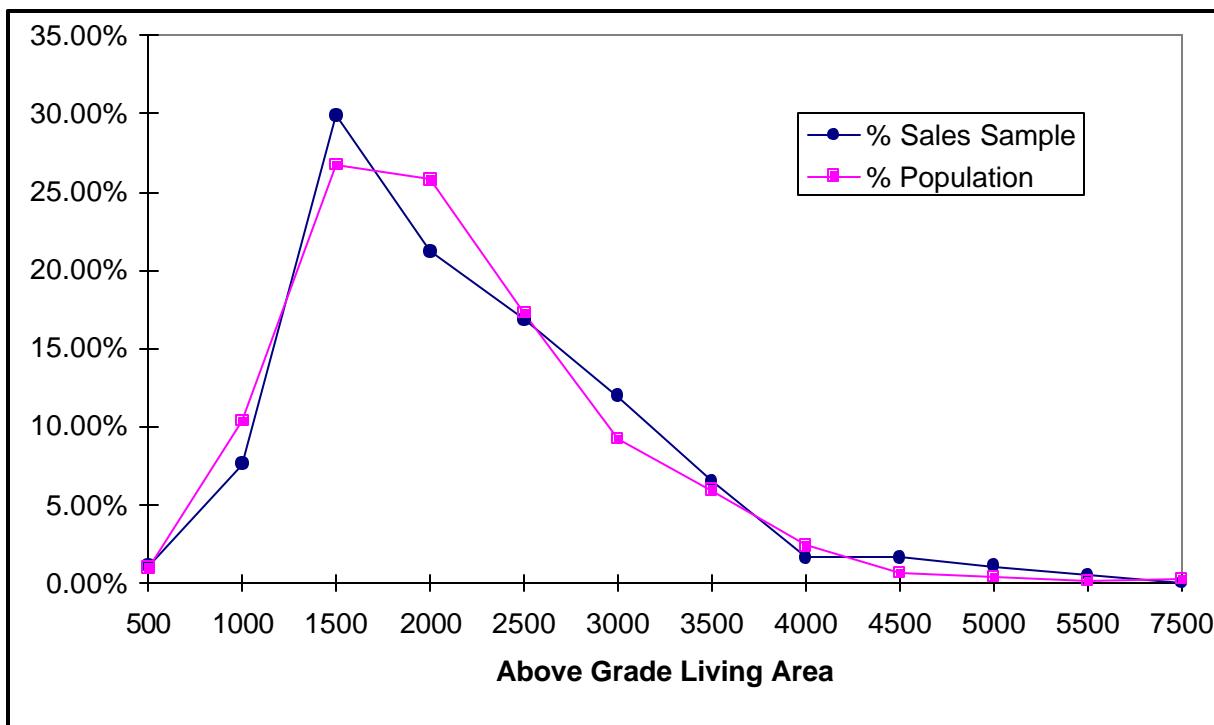


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	1.09%
1000	14	7.61%
1500	55	29.89%
2000	39	21.20%
2500	31	16.85%
3000	22	11.96%
3500	12	6.52%
4000	3	1.63%
4500	3	1.63%
5000	2	1.09%
5500	1	0.54%
7500	0	0.00%
		184

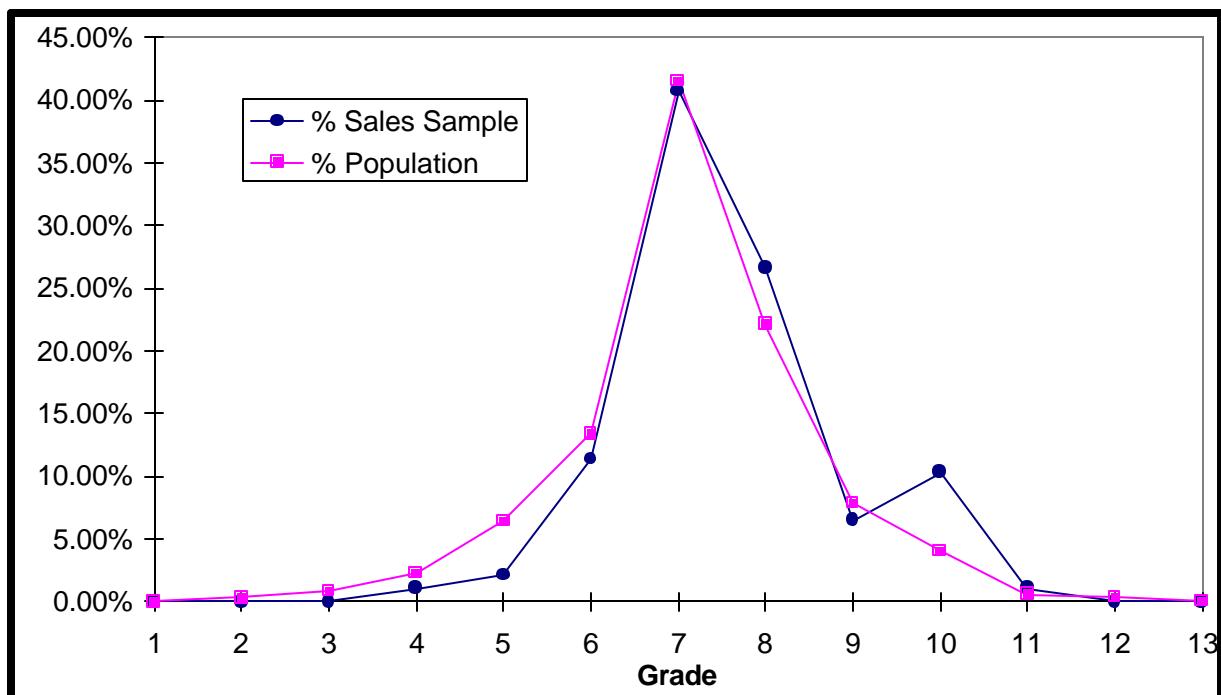
Population		
AGLA	Frequency	% Population
500	20	0.95%
1000	218	10.33%
1500	564	26.73%
2000	544	25.78%
2500	364	17.25%
3000	194	9.19%
3500	125	5.92%
4000	50	2.37%
4500	14	0.66%
5000	8	0.38%
5500	3	0.14%
7500+	6	0.28%
		2110



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

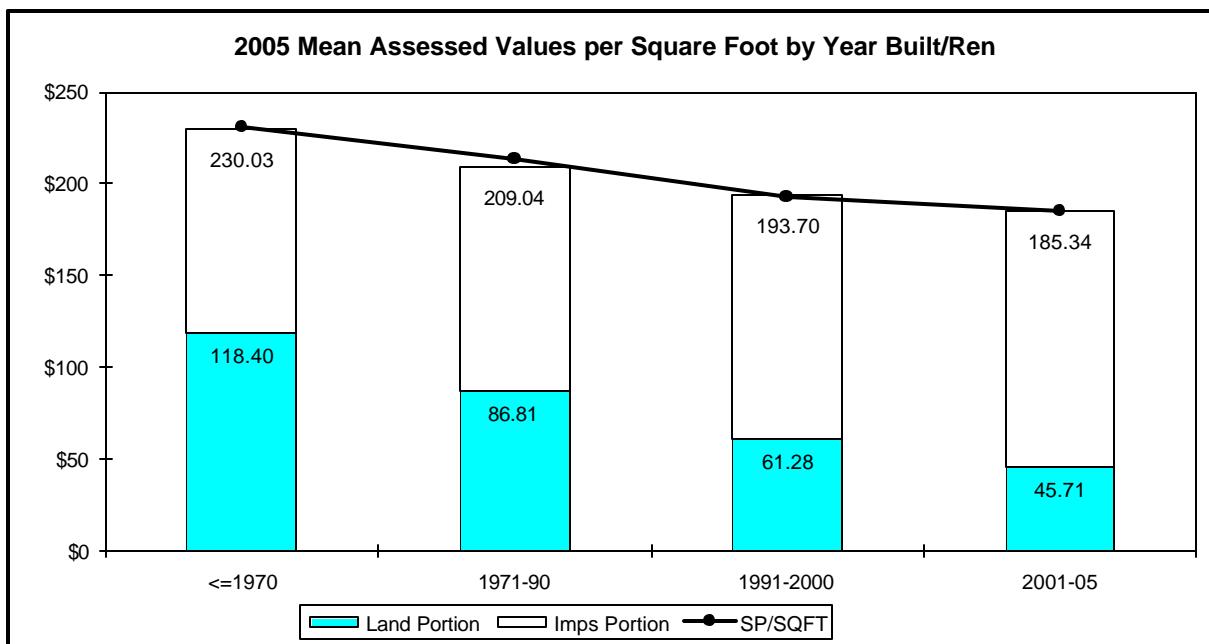
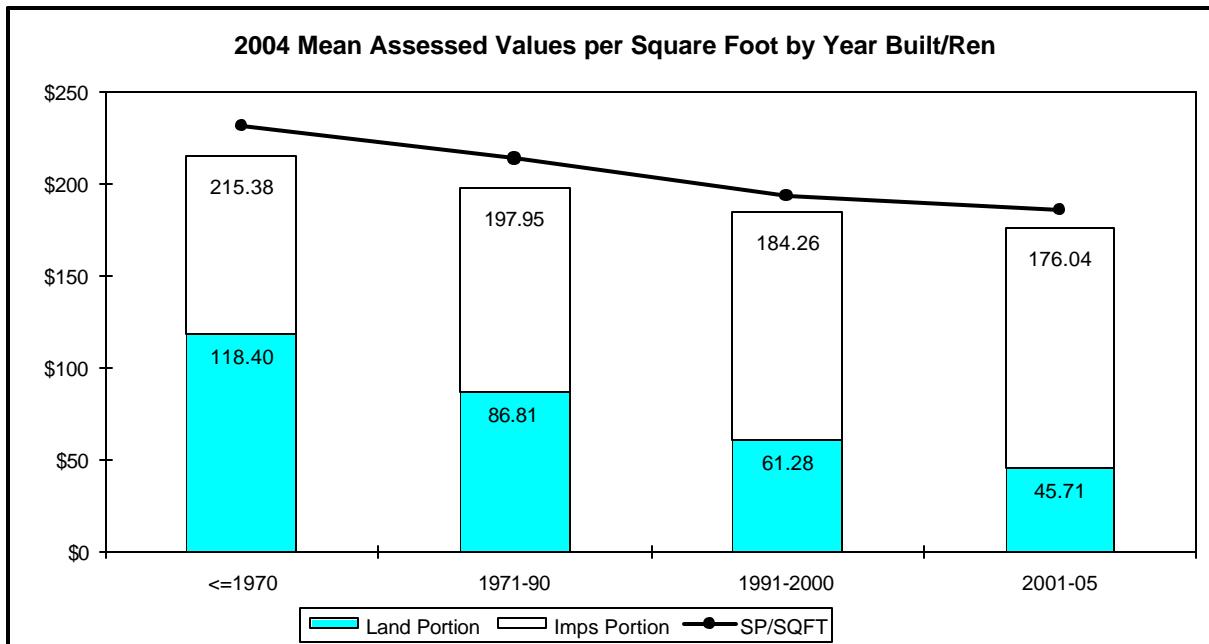
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	7	0.33%
3	0	0.00%	3	19	0.90%
4	2	1.09%	4	49	2.32%
5	4	2.17%	5	136	6.45%
6	21	11.41%	6	283	13.41%
7	75	40.76%	7	876	41.52%
8	49	26.63%	8	467	22.13%
9	12	6.52%	9	166	7.87%
10	19	10.33%	10	85	4.03%
11	2	1.09%	11	13	0.62%
12	0	0.00%	12	8	0.38%
13	0	0.00%	13	1	0.05%
	184			2110	



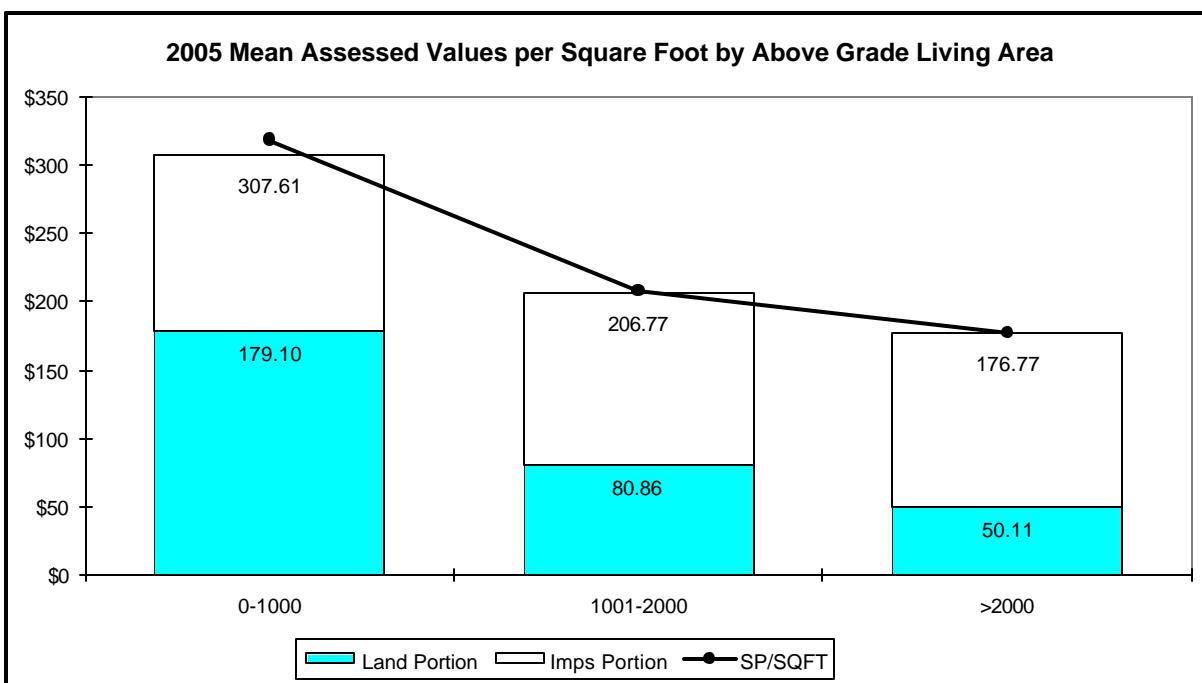
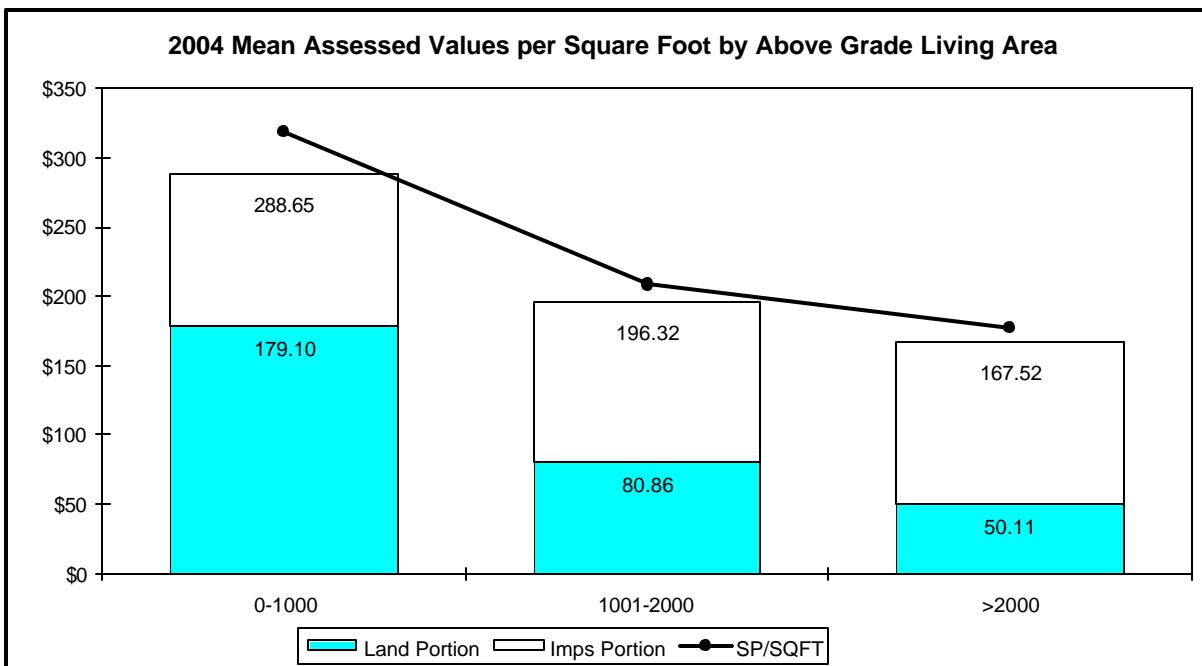
The sales sample frequency distribution follows the population distribution with regard to Building Grade. There is an over representation of grade 10's.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



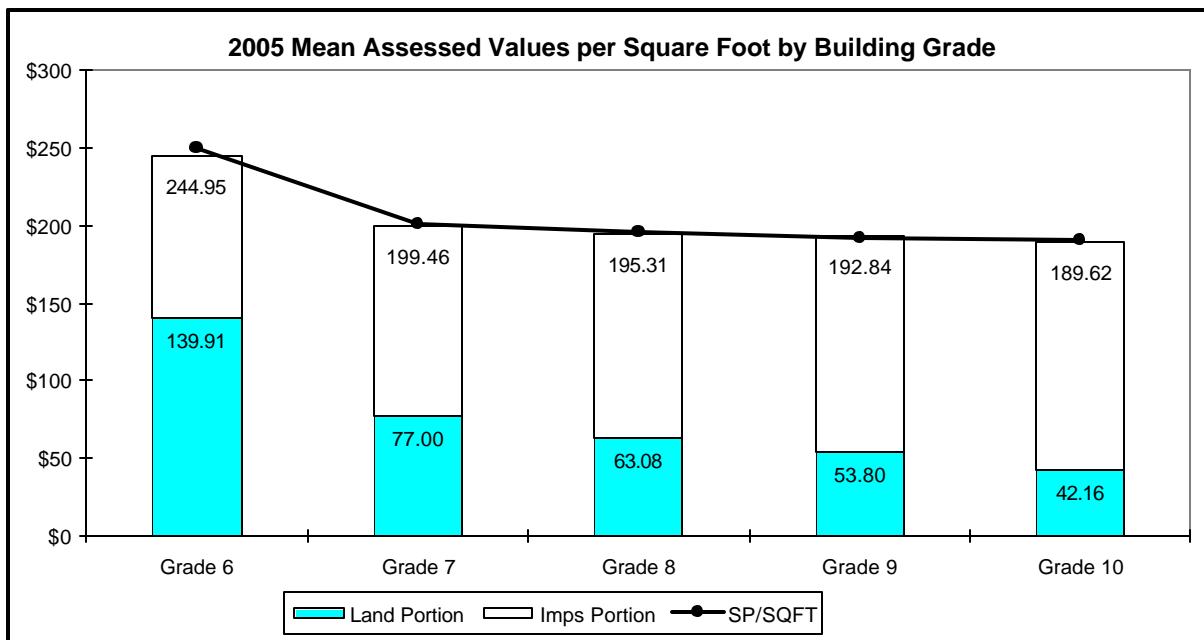
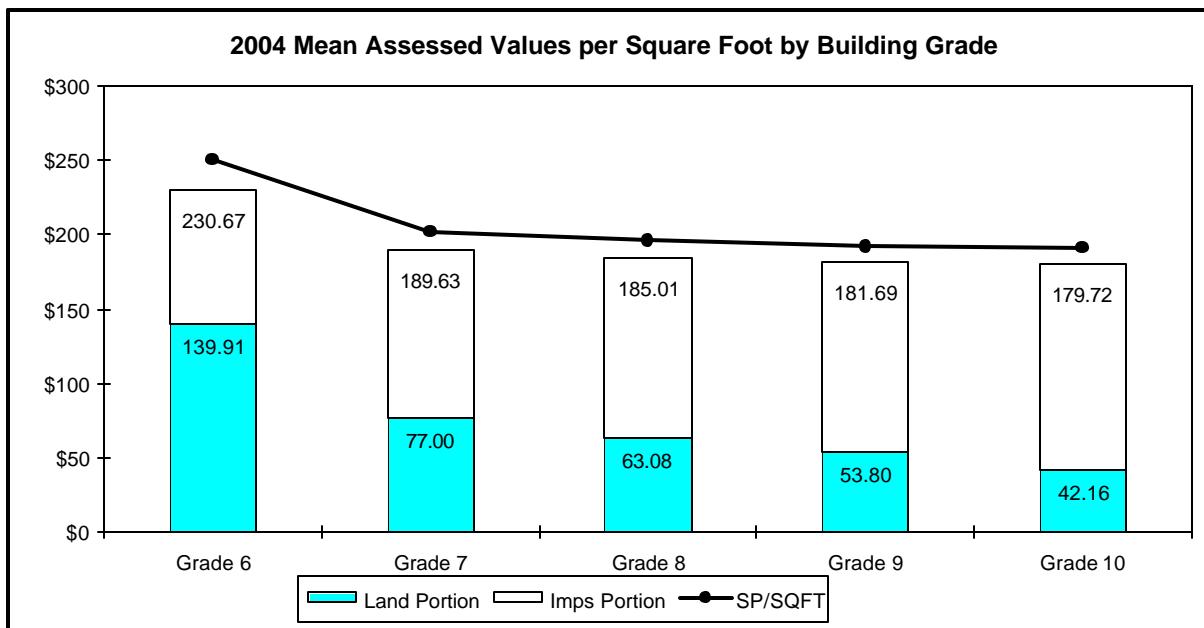
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/20/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed 2/08/2005 to test the resultant assessment level using later 2004 sales. There were 10 additional usable sales. The weighted mean ratio dropped from 99.5 to 98.9 for single family residences. The changes were not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 77 usable land sales available in the area, and their 2004 Assessment Year assessed values, no land adjustment was necessary for this area.

2005 Land Value = 2004 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 184 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with *views* had lower average ratios (Assessed Value/Sales Price) than other properties, so the formula adjusts these properties upward thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9578632 - .0444934 * \text{HasView}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the model is applied to the principle building (2005 Total Value minus 2005 Land Value)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, New Total Value = (2005 Land Value + Previous Improvement Value * 1.0).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*Residential properties exist on commercially zoned land will be valued using the overall basic adjustment indicated by sales sample : 2005 Total Value = (2004 Total Value * 1.054).

Mobile Home Update

There were 60 usable mobile home sales for a separate analysis. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.032, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 70 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.40%

View	Yes
% Adjustment	5.09%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, View parcels would *approximately* receive a 9.49% upward adjustment (4.40% overall adjustment+ 5.09% view adjustment). There are 403 parcels that would receive this adjustment or 19% of the population.

81% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	27	0.933	0.990	6.0%	0.943	1.036
7	75	0.940	0.989	5.2%	0.971	1.008
8	49	0.947	0.998	5.4%	0.969	1.026
9	12	0.952	1.009	6.0%	0.967	1.051
>=10	21	0.947	0.997	5.3%	0.957	1.037
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1970	19	0.927	0.991	6.8%	0.934	1.047
1971-1990	82	0.933	0.985	5.6%	0.966	1.005
1991-2000	65	0.951	1.000	5.2%	0.977	1.023
>2000	18	0.963	1.009	4.9%	0.979	1.040
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	0.819	0.896	9.4%	N/A	N/A
Average	162	0.946	0.997	5.4%	0.983	1.011
Good	16	0.939	0.989	5.4%	0.934	1.045
Very Good	5	0.885	0.952	7.5%	0.874	1.029
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	74	0.924	0.974	5.5%	0.953	0.996
1.5	21	0.934	1.001	7.1%	0.959	1.043
2	89	0.958	1.006	5.1%	0.987	1.025
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	16	0.901	0.961	6.6%	0.912	1.010
1000-2000	94	0.943	0.993	5.3%	0.975	1.012
>=2000	74	0.949	1.000	5.4%	0.978	1.022
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	144	0.956	0.997	4.3%	0.982	1.011
Y	40	0.906	0.990	9.3%	0.958	1.023

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

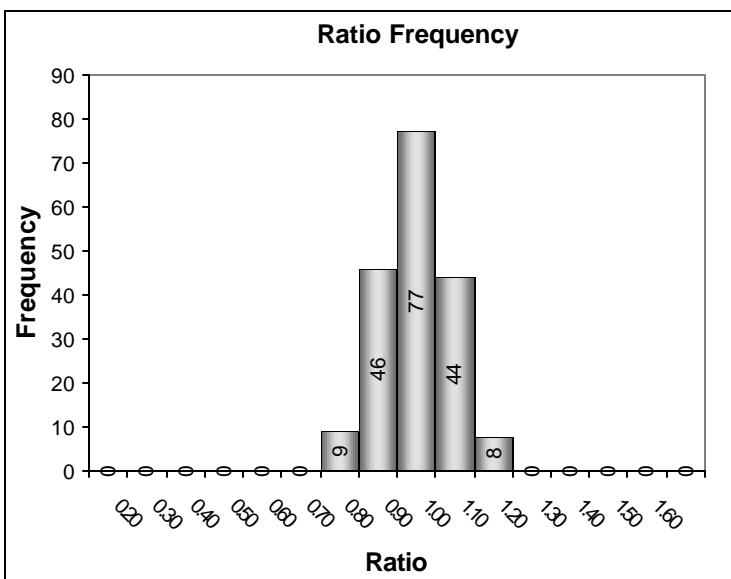
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	156	0.949	0.994	4.8%	0.980	1.009
Y	28	0.917	0.999	8.9%	0.959	1.038
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	7	0.976	1.021	4.6%	0.937	1.105
3	175	0.943	0.994	5.5%	0.981	1.008
5	2	0.848	0.906	6.8%	0.554	1.257
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
08001-12000	2	0.955	0.996	4.3%	0.615	1.376
12001-16000	21	0.933	0.997	6.9%	0.964	1.029
16001-20000	22	0.931	0.988	6.2%	0.956	1.020
20001-30000	20	0.930	0.997	7.2%	0.942	1.052
30001-43559	17	0.947	0.995	5.1%	0.945	1.046
>=1.0 AC	102	0.949	0.996	4.9%	0.977	1.014

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE/Team-3	Lien Date: 01/01/2004	Date of Report: 12/9/2005	Sales Dates: 1/2003 - 12/2004
Area 70 Snoqualmie Valley	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	184		
Mean Assessed Value	351,500		
Mean Sales Price	372,400		
Standard Deviation AV	135,962		
Standard Deviation SP	147,616		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.948		
Median Ratio	0.949		
Weighted Mean Ratio	0.944		
UNIFORMITY			
Lowest ratio	0.716		
Highest ratio:	1.158		
Coefficient of Dispersion	7.52%		
Standard Deviation	0.089		
Coefficient of Variation	9.36%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.929		
Upper limit	0.965		
95% Confidence: Mean			
Lower limit	0.935		
Upper limit	0.961		
SAMPLE SIZE EVALUATION			
N (population size)	2110		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.089		
Recommended minimum:	13		
Actual sample size:	184		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	90		
# ratios above mean:	94		
Z:	0.295		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



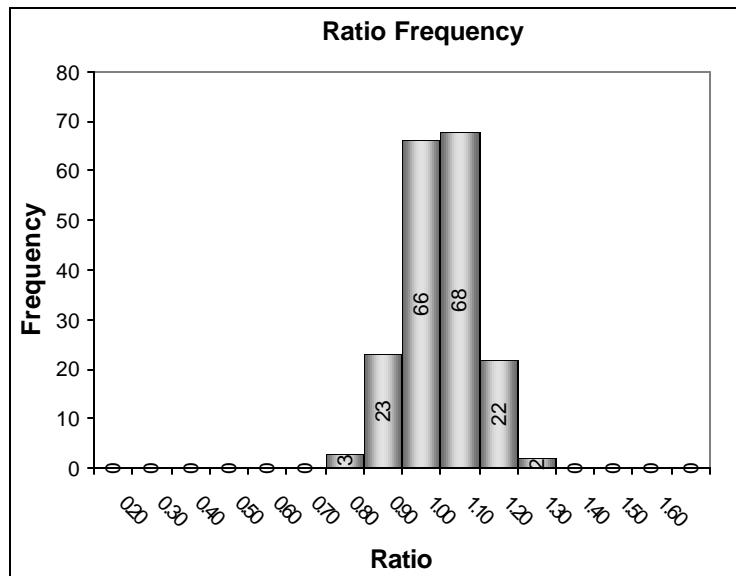
COMMENTS:

1 to 3 Unit Residences throughout area 70

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE/Team-3	Lien Date: 01/01/2005	Date of Report: 12/9/2004	Sales Dates: 1/2003 - 12/2004
Area 70 Snoqualmie Valley	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	184		
Mean Assessed Value	370,600		
Mean Sales Price	372,400		
Standard Deviation AV	144,030		
Standard Deviation SP	147,616		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.001		
Weighted Mean Ratio	0.995		
UNIFORMITY			
Lowest ratio	0.773		
Highest ratio:	1.260		
Coefficient of Dispersion	7.45%		
Standard Deviation	0.092		
Coefficient of Variation	9.18%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.977		
Upper limit	1.018		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	1.012		
SAMPLE SIZE EVALUATION			
N (population size)	2110		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.092		
Recommended minimum:	13		
Actual sample size:	184		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	89		
# ratios above mean:	95		
Z:	0.442		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 70

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	062507	9023	6/15/04	\$425,000	1450	980	7	1972	3	401188	N	N	8202 AMES LAKE-CARNATION RD NE
001	122506	9024	9/29/04	\$375,000	1480	1480	7	1969	3	197326	N	N	7425 WEST SNOQUALMIE VALLEY RD NE
001	012506	9030	6/10/04	\$220,000	1460	0	8	1960	3	17920	Y	N	27002 NE 80TH ST
001	072507	9063	7/7/03	\$392,500	2850	0	8	2001	3	32990	N	N	6525 WEST SNOQUALMIE VALLEY RD NE
001	142606	9033	10/19/04	\$530,000	2140	1600	9	2001	3	71874	N	N	15433 WEST SNOQUALMIE VALLEY RD NE
001	252606	9097	12/11/03	\$640,000	4060	0	10	2001	3	208980	N	N	12113 268TH DR NE
001	252606	9095	12/1/03	\$650,000	4100	0	10	2001	3	193593	N	N	12124 268TH DR NE
003	162607	9034	7/15/03	\$204,000	450	0	4	1983	4	431679	N	N	15700 319TH AV NE
003	404720	0935	8/2/04	\$147,500	580	0	4	1958	3	22597	N	N	32707 NE 195TH ST
003	404550	0025	6/22/04	\$140,000	380	0	5	1959	3	26250	Y	Y	11514 W LAKE JOY DR NE
003	222607	9048	6/8/04	\$240,000	560	0	5	1985	3	201682	N	N	13220 KELLY RD NE
003	404720	0810	6/9/04	\$218,000	830	0	5	1965	5	22553	N	N	19437 324TH AV NE
003	404550	0830	10/23/03	\$219,950	900	0	5	1930	3	19214	Y	Y	10802 W LAKE JOY DR NE
003	272607	9097	1/23/04	\$165,000	660	0	6	1950	4	21450	N	N	11830 KELLY RD NE
003	322607	9066	7/21/04	\$275,000	820	820	6	1984	4	213879	Y	N	29851 NE 107TH ST
003	404720	0295	10/2/03	\$235,000	840	0	6	1975	4	12300	N	Y	20107 330TH AV NE
003	404550	0335	1/13/03	\$260,000	880	0	6	1944	2	34800	Y	Y	11231 E LAKE JOY DR NE
003	282507	9054	2/20/03	\$209,950	880	0	6	1974	3	45302	Y	N	2126 FALL CITY-CARNATION RD NE
003	155000	0600	3/12/04	\$253,000	950	0	6	1981	3	211013	N	N	20015 320TH AV NE
003	404720	0415	12/11/03	\$275,000	1020	0	6	1981	3	15570	Y	Y	19731 330TH AV NE
003	282607	9066	3/10/03	\$235,200	1060	0	6	1977	3	94960	N	N	12636 ODELL RD NE
003	404550	0645	7/10/03	\$290,000	1190	580	6	1978	3	148104	N	N	10746 E LAKE JOY DR NE
003	404550	0530	10/20/04	\$312,500	1200	0	6	1965	3	18605	Y	Y	10777 E LAKE JOY DR NE
003	404550	0530	7/3/03	\$270,000	1200	0	6	1965	3	18605	Y	Y	10777 E LAKE JOY DR NE
003	202607	9031	11/19/03	\$184,000	1200	0	6	1959	3	111513	N	N	13615 ODELL RD NE
003	404650	0830	7/20/04	\$338,000	1240	560	6	1985	3	22368	Y	Y	10603 320TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	078270	0090	5/22/03	\$251,500	1270	0	6	1975	4	49222	N	N	31923 NE 123RD ST
003	222507	9019	7/2/04	\$260,000	1420	0	6	1920	4	48351	N	N	32808 NE 24TH ST
003	162607	9019	2/20/03	\$295,000	1460	0	6	1992	3	271814	N	N	14912 KELLY RD NE
003	232607	9007	8/21/03	\$205,000	1610	0	6	1975	3	213444	N	N	34233 NE STOSSEL CREEK WY
003	404720	0275	8/15/03	\$328,000	1790	900	6	1977	3	26224	N	Y	32733 NE 202ND ST
003	082607	9098	7/9/04	\$319,950	1800	900	6	1991	3	218222	N	N	30408 NE 183RD ST
003	082607	9098	6/18/03	\$300,000	1800	900	6	1991	3	218222	N	N	30408 NE 183RD ST
003	404720	0320	1/13/04	\$300,000	710	0	7	1971	5	14250	Y	Y	20009 330TH AV NE
003	404660	0960	10/9/03	\$205,000	860	0	7	1967	3	17548	N	N	10830 320TH AV NE
003	302607	9025	7/16/03	\$356,300	960	960	7	1981	5	195148	N	N	28040 NE 124TH ST
003	404720	0555	7/29/03	\$379,000	980	980	7	1989	3	21075	Y	Y	32720 NE 195TH ST
003	404650	0230	4/28/03	\$197,000	1060	0	7	1965	4	28071	N	N	10421 316TH AV NE
003	404670	0120	7/30/04	\$265,000	1070	920	7	1979	3	15181	N	N	31809 NE 103RD ST
003	212607	9142	6/20/03	\$234,995	1075	255	7	1992	3	58370	N	N	31015 NE 143RD ST
003	404671	0570	7/2/04	\$249,950	1080	440	7	1992	3	12158	N	N	31208 NE 114TH ST
003	042507	9068	12/26/03	\$295,000	1110	0	7	1988	4	60112	N	N	32007 NE 95TH PL
003	154950	0360	6/22/04	\$294,950	1160	460	7	1993	3	209523	N	N	17420 MOUNTAIN VIEW RD NE
003	404660	0690	8/23/04	\$257,950	1190	0	7	1989	3	18253	N	N	31980 NE 114TH PL
003	282607	9051	4/26/04	\$224,500	1200	0	7	1971	4	13860	N	N	12024 FAY RD NE
003	404660	1370	3/21/03	\$244,950	1230	530	7	1984	3	17617	N	N	31122 NE 111TH ST
003	404671	0510	10/28/03	\$233,000	1240	0	7	1978	3	11203	N	N	31602 NE 114TH ST
003	404650	0530	10/24/03	\$219,000	1240	0	7	1978	3	17258	N	N	10431 320TH AV NE
003	404650	0600	8/6/03	\$200,000	1250	0	7	1978	3	17485	N	N	31656 NE 104TH ST
003	162607	9125	5/12/03	\$245,500	1250	400	7	1995	3	34763	N	N	30830 NE CHERRY VALLEY RD
003	152607	9028	10/6/03	\$326,550	1260	0	7	1995	3	209900	N	N	14526 326TH AV NE
003	212607	9148	3/17/04	\$325,000	1310	1260	7	1996	3	46173	N	N	31022 NE 141ST ST
003	154950	0156	4/6/04	\$276,500	1330	310	7	1990	3	35100	N	N	31783 NE 171ST ST
003	154950	0156	5/2/03	\$252,700	1330	310	7	1990	3	35100	N	N	31783 NE 171ST ST
003	404660	1270	8/9/04	\$315,000	1340	0	7	1978	3	14024	Y	Y	31312 NE 111TH PL
003	404660	0440	10/14/03	\$245,000	1370	0	7	1978	3	16868	N	N	11117 318TH PL NE
003	404660	0880	5/19/03	\$254,950	1370	0	7	1980	3	17550	N	N	11112 320TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	282607	9061	5/4/04	\$305,000	1400	0	7	1973	3	186872	N	N	30820 NE BIG ROCK RD
003	282607	9076	6/23/03	\$246,170	1400	0	7	1971	4	14700	N	N	31811 NE BIG ROCK RD
003	302607	9031	6/1/04	\$280,000	1410	0	7	1981	3	47916	N	N	12930 276TH WY NE
003	078270	0120	12/26/03	\$265,000	1410	0	7	1980	3	45302	N	N	12306 318TH AV NE
003	404650	0410	7/9/04	\$257,000	1440	0	7	1979	3	22862	N	N	10406 320TH AV NE
003	404650	1380	5/28/03	\$253,500	1440	0	7	1994	3	16205	N	N	10808 313TH AV NE
003	404650	0440	3/29/04	\$231,000	1440	0	7	1979	3	14998	N	N	10430 320TH AV NE
003	212607	9073	7/19/04	\$310,000	1440	0	7	1983	3	203425	N	N	31922 NE 139TH ST
003	865680	0020	3/12/04	\$235,000	1450	0	7	1990	3	11480	N	N	7900 TOLT RIVER RD NE
003	404720	0625	7/20/04	\$290,000	1460	0	7	1991	3	25000	N	N	20014 330TH AV NE
003	404650	0660	3/19/03	\$265,000	1460	730	7	1994	3	15865	N	N	31604 NE 104TH ST
003	404650	0660	5/15/03	\$265,000	1460	730	7	1994	3	15865	N	N	31604 NE 104TH ST
003	052607	9026	6/21/04	\$295,000	1480	0	7	1974	3	318860	N	N	20325 MOUNTAIN VIEW RD NE
003	342607	9075	3/9/04	\$302,000	1490	0	7	1989	3	83635	N	N	32529 NE BIG ROCK RD
003	212607	9131	7/23/04	\$319,900	1500	0	7	1992	3	35213	N	N	31111 NE 141ST ST
003	212607	9106	8/5/04	\$335,000	1500	0	7	1990	3	207333	N	N	14311 311TH AV NE
003	404660	1230	6/20/03	\$262,000	1500	0	7	1994	3	14673	Y	N	31323 NE 111TH PL
003	404720	0445	8/12/04	\$365,000	1520	150	7	1984	3	14333	Y	Y	19639 330TH AV NE
003	404670	0070	8/26/03	\$259,950	1520	910	7	1979	3	15059	N	N	31733 NE 102ND PL
003	404660	0410	2/11/04	\$272,000	1570	0	7	1990	3	21826	N	N	31722 NE 111TH ST
003	404720	0091	4/28/03	\$450,000	1580	790	7	1962	5	26100	Y	Y	19908 324TH AV NE
003	262607	9066	8/15/03	\$247,000	1580	0	7	1996	3	40793	N	N	11915 350TH PL NE
003	155810	0450	7/6/04	\$389,950	1590	180	7	1962	4	410800	N	N	18836 296TH PL NE
003	404660	0310	3/17/03	\$254,800	1610	0	7	1997	3	19282	N	N	31727 NE 114TH ST
003	404671	0330	5/5/04	\$260,000	1620	0	7	1990	3	16606	N	N	31822 NE 115TH PL
003	154950	0321	7/30/04	\$279,950	1630	0	7	1989	3	44024	N	N	31809 NE 171ST ST
003	404650	0650	1/28/03	\$253,000	1650	0	7	1990	3	16200	N	N	31608 NE 104TH ST
003	404660	0900	6/24/03	\$284,950	1670	0	7	1997	3	17550	N	N	11042 320TH AV NE
003	404660	0900	7/1/03	\$284,950	1670	0	7	1997	3	17550	N	N	11042 320TH AV NE
003	342607	9044	11/12/03	\$287,000	1680	0	7	1997	3	77972	N	N	32606 NE 111TH ST
003	404650	0430	9/29/03	\$247,000	1700	0	7	1979	3	15179	N	N	10420 320TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154950	0146	4/22/04	\$278,000	1740	0	7	1989	3	45319	N	N	31736 NE 171ST ST
003	142607	9028	11/4/03	\$289,950	1780	0	7	1984	3	213008	N	N	34637 NE 157TH PL
003	155000	0660	8/11/04	\$452,500	1800	0	7	1994	3	425581	N	N	20101 324TH AV NE
003	404670	0250	10/21/04	\$284,950	1880	0	7	1979	3	18413	N	N	10226 319TH AV NE
003	404550	0680	4/13/04	\$526,000	2030	0	7	1991	3	20427	Y	Y	10671 E LAKE JOY DR NE
003	162607	9106	9/27/04	\$525,000	2120	0	7	1981	3	217800	Y	N	31229 NE 155TH ST
003	404671	0050	1/16/04	\$340,000	2180	0	7	1977	3	17180	Y	Y	11232 312TH AV NE
003	262607	9023	2/13/04	\$315,000	2200	0	7	1996	3	87206	N	N	11608 E LAKE JOY DR NE
003	282607	9013	9/15/03	\$377,000	2300	0	7	1999	3	166016	Y	N	12021 322ND AV NE
003	332607	9081	7/2/04	\$414,950	2340	0	7	1990	3	207345	N	N	10035 318TH AV NE
003	404660	0110	8/13/04	\$540,000	2380	0	7	1980	3	13681	Y	Y	31727 NE 110TH ST
003	212607	9015	10/1/04	\$505,000	2430	0	7	1999	3	213008	N	N	13328 317TH AV NE
003	342607	9017	7/2/03	\$370,000	2460	0	7	1986	3	217800	N	N	11218 KELLY RD NE
003	404650	0560	6/11/03	\$290,000	2570	0	7	1978	4	21213	N	N	31830 NE 104TH ST
003	142607	9036	11/21/03	\$375,000	2670	0	7	1980	3	214315	Y	N	15553 351ST PL NE
003	262607	9072	5/20/04	\$360,000	2820	0	7	1988	3	48351	N	N	34302 NE 116TH ST
003	232607	9023	2/12/03	\$349,950	2840	0	7	1980	3	126486	N	N	14411 344TH AV NE
003	155810	0200	11/12/04	\$610,000	1220	790	8	2001	3	360000	Y	N	19419 MOUNTAIN VIEW RD SE
003	322607	9047	7/2/04	\$379,000	1450	0	8	1985	3	83338	Y	N	10445 302ND WY NE
003	202607	9016	7/22/03	\$382,950	1480	0	8	1980	3	383328	N	N	13533 ODELL RD NE
003	212607	9126	1/26/04	\$305,000	1500	0	8	1988	3	44699	N	N	13918 322ND AV NE
003	342607	9039	10/4/04	\$320,000	1530	1660	8	1972	4	21457	N	N	10516 KELLY RD NE
003	212607	9134	8/5/03	\$355,200	1540	0	8	1994	3	38599	N	N	31011 NE 141ST ST
003	212607	9130	11/24/03	\$262,000	1550	0	8	1990	3	40723	N	N	32005 NE 139TH ST
003	212607	9098	4/1/04	\$379,950	1600	0	8	1990	3	189050	N	N	31131 NE 141ST ST
003	248070	0065	10/1/04	\$405,000	1630	780	8	1981	3	118120	N	N	2805 364TH AV SE
003	162607	9153	1/20/04	\$440,000	1640	0	8	1994	3	260053	N	N	16107 KELLY RD NE
003	404550	0375	7/8/03	\$357,300	1660	840	8	1968	4	15000	Y	Y	11207 E LAKE JOY DR NE
003	404550	0705	6/3/03	\$415,000	1660	1140	8	1980	3	28102	Y	Y	10659 E LAKE JOY DR NE
003	404650	1260	9/1/04	\$495,500	1680	1180	8	1976	3	15675	Y	Y	31432 NE 108TH ST
003	342607	9029	3/3/03	\$449,950	1710	0	8	1997	3	514008	N	N	11003 KELLY RD NE

Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	272607	9109	9/5/03	\$325,900	1720	0	8	1997	3	54885	N	N	12340 334TH AV NE
003	404650	0210	2/17/04	\$260,000	1730	0	8	1990	3	33877	N	N	31435 NE 106TH ST
003	155810	0403	11/10/03	\$439,999	1890	0	8	1992	3	205420	N	N	30421 NE 190TH ST
003	404720	0040	9/10/03	\$425,000	1910	0	8	1996	3	20850	Y	Y	19720 324TH AV NE
003	154950	0154	3/9/04	\$340,450	1940	0	8	1989	3	35750	N	N	31733 NE 171ST ST
003	404650	1420	11/13/03	\$319,000	2040	0	8	2003	3	14047	N	N	31228 NE 110TH ST
003	162607	9158	3/6/03	\$300,000	2050	0	8	1989	3	39999	N	N	31408 NE 163RD ST
003	162607	9158	3/6/03	\$300,000	2050	0	8	1989	3	39999	N	N	31408 NE 163RD ST
003	332607	9088	5/13/04	\$348,000	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	332607	9088	8/27/03	\$339,950	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	404660	1480	9/11/03	\$366,500	2110	0	8	1998	3	14971	N	N	31313 NE 111TH ST
003	248070	0158	3/23/04	\$435,000	2150	0	8	1998	3	206910	N	N	36519 SE 32ND ST
003	404550	1062	3/11/03	\$425,000	2190	830	8	1978	4	32132	Y	Y	11625 E LAKE JOY DR NE
003	282607	9073	9/9/03	\$365,000	2200	0	8	1985	3	132100	N	N	12602 ODELL RD NE
003	404660	0790	6/5/03	\$315,000	2260	0	8	1998	3	17550	N	N	11400 320TH AV NE
003	404720	0070	5/13/03	\$475,000	2270	0	8	1992	3	28867	Y	Y	19822 324TH AV NE
003	032507	9059	11/12/03	\$417,500	2320	0	8	2003	3	111513	N	Y	32270 NE 94TH ST
003	212607	9070	2/20/04	\$374,950	2330	0	8	2004	3	205603	N	N	31730 NE 139TH ST
003	282607	9113	2/6/03	\$408,000	2350	0	8	1993	3	231697	N	N	12514 322ND AV NE
003	155000	0051	9/29/04	\$379,950	2390	0	8	1999	3	217800	N	N	18821 312TH AV NE
003	322607	9034	10/19/04	\$512,500	2410	0	8	1990	3	204732	N	N	10328 302ND WY NE
003	222607	9055	8/6/04	\$505,000	2440	380	8	1992	3	206440	Y	N	33018 NE 140TH PL
003	152607	9027	7/17/03	\$424,900	2450	0	8	1991	3	214268	N	N	14628 326TH AV NE
003	272607	9111	8/4/04	\$419,950	2560	0	8	1995	3	56628	N	N	12332 334TH AV NE
003	155810	0400	2/26/03	\$530,000	2600	0	8	1994	3	430372	N	N	30221 NE 190TH ST
003	212607	9066	4/4/03	\$360,000	2630	0	8	1997	3	204587	N	N	31032 NE 139TH ST
003	282607	9146	10/8/03	\$429,000	2640	0	8	1995	3	46924	N	N	31709 NE 129TH ST
003	282607	9104	4/2/03	\$504,000	2660	0	8	1993	3	207090	N	N	13125 322ND AV NE
003	212607	9133	6/20/04	\$410,000	2800	0	8	1992	3	39942	N	N	31209 NE 141ST ST
003	212607	9133	3/24/03	\$380,000	2800	0	8	1992	3	39942	N	N	31209 NE 141ST ST
003	272607	9064	10/19/04	\$399,950	2860	0	8	1980	4	272250	N	N	11914 325TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	272607	9003	2/4/03	\$412,000	2890	0	8	1997	3	217800	N	N	33333 NE 123RD ST
003	172607	9026	8/26/03	\$587,500	3160	0	8	1990	3	444747	N	N	15102 296TH AV NE
003	404660	1210	3/17/03	\$500,000	2030	510	9	1995	3	16831	Y	Y	31329 NE 111TH PL
003	404650	0880	6/28/04	\$540,000	2070	490	9	1982	3	23532	Y	Y	31800 NE 106TH ST
003	232607	9045	2/20/04	\$415,000	2520	0	9	1992	3	195298	N	N	14221 348TH AV NE
003	162607	9148	3/23/04	\$495,000	2610	0	9	2004	3	108900	N	N	32103 NE 157TH CT
003	282607	9003	7/30/04	\$517,000	2700	0	9	1988	3	206474	Y	N	12425 318TH AV NE
003	155000	0530	6/19/03	\$460,000	2700	850	9	1999	3	69696	N	N	19319 312TH AV NE
003	042507	9094	4/8/03	\$490,000	2780	0	9	2002	3	65105	Y	N	32244 NE 88TH ST
003	282607	9132	10/7/03	\$516,000	2820	0	9	1989	3	206474	N	N	12620 318TH AV NE
003	272607	9005	5/3/04	\$470,000	2850	0	9	2001	3	217800	N	N	12808 328TH AV NE
003	042507	9102	4/24/03	\$440,000	3080	0	9	2001	3	61903	N	N	32296 NE 88TH ST
003	155000	0200	9/1/04	\$515,000	3140	0	9	1992	3	190792	N	N	18801 320TH AV NE
003	404660	0030	8/20/04	\$625,000	1990	0	10	1982	3	18460	Y	Y	10823 320TH AV NE
003	272607	9134	11/5/04	\$572,000	2232	0	10	1999	3	125888	N	N	11918 338TH AV NE
003	404660	0080	4/11/03	\$652,000	2510	1470	10	1994	3	13145	Y	Y	31751 NE 110TH ST
003	272607	9113	9/20/04	\$520,000	3100	0	10	1999	3	62291	N	N	33513 NE 122ND ST
003	312607	9048	3/24/04	\$760,000	3140	1160	10	2000	3	438213	Y	N	28933 NE 112TH WY
003	272607	9119	7/27/04	\$525,500	3153	0	10	1999	3	82328	N	N	11735 338TH AV NE
003	262607	9091	6/20/03	\$820,000	3206	0	10	1999	3	985430	N	N	34517 NE MOSS CREEK WY
003	272607	9131	3/24/03	\$532,000	3220	0	10	2001	3	79715	N	N	12237 337TH PL SE
003	272607	9131	3/8/04	\$515,000	3220	0	10	2001	3	79715	N	N	12237 337TH PL SE
003	212607	9031	8/25/03	\$470,000	3310	0	10	1994	3	49076	N	N	14128 320TH AV NE
003	302607	9029	6/16/04	\$627,950	3390	0	10	2004	3	239580	N	N	12512 277TH PL NE
003	342607	9008	8/6/04	\$512,000	3490	0	10	2000	3	235659	N	N	10930 KELLY RD NE
003	212607	9036	6/16/03	\$614,674	3520	0	10	2003	3	204732	N	N	14018 322ND AV NE
003	312607	9031	11/5/03	\$634,500	3640	0	10	2000	3	439084	Y	N	28809 NE 112TH WY
003	302607	9046	3/2/04	\$595,000	4260	0	10	1991	3	244807	N	N	28816 NE 124TH ST
003	272607	9114	8/13/03	\$675,000	4837	0	10	2001	3	92783	N	N	33617 NE 122ND ST
003	272607	9114	2/4/03	\$673,500	4837	0	10	2001	3	92783	N	N	33617 NE 122ND ST
003	262607	9094	10/6/03	\$835,000	3710	0	11	1996	3	909968	N	N	12430 MOSS CREEK LN NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	248070	0055	2/26/04	\$1,240,000	5210	0	11	2000	3	409899	N	N	36116 SE 28TH ST
005	092407	9014	12/22/03	\$273,000	1410	0	6	1923	5	32615	Y	N	3015 309TH AV SE
005	042407	9028	4/17/03	\$194,000	1510	0	7	1935	3	26800	N	N	1534 WEST SNOQUALMIE RIVER RD SE

Improved Sales Removed In this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072607	9005	9/15/04	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	122506	9003	10/15/03	\$290,000	ImpCount RELATED PARTY, FRIEND, OR NEIGHBOR
001	122506	9006	6/4/03	\$150,000	DIAGNOSTIC OUTLIER
001	252606	9096	6/17/03	\$135,000	DORRatio
001	352606	9080	8/12/04	\$1,896,400	Non Rep
001	362606	9004	10/28/04	\$70,000	ImpCount DORRatioOpenSpace0
001	362606	9007	10/21/04	\$17,200	PersMH0 UnFinArea DORRatioOpenSpace0
001	362606	9008	10/25/04	\$29,900	ImpCount %NetCond DORRatioOpenSpace0
003	022507	9040	6/18/03	\$526,500	DIAGNOSTIC OUTLIER
003	022507	9041	6/9/03	\$165,000	%Compl DORRatio
003	032507	9030	7/7/03	\$762,000	OpenSpace0
003	082607	9040	10/27/04	\$540,000	DIAGNOSTIC OUTLIER
003	082607	9065	7/14/04	\$282,800	DIAGNOSTIC OUTLIER
003	112507	9059	9/28/04	\$184,500	Diagnostic outlier
003	142507	9022	1/14/04	\$310,000	OPEN SPACE DESIG CONTINUEDOK'D AFTER SALE
003	155000	0702	3/17/03	\$320,000	OpenSpace0
003	155810	0398	6/11/04	\$235,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	155810	0440	11/19/03	\$295,000	ImpCount %Compl
003	162607	9102	3/26/03	\$400,000	OpenSpace0
003	162607	9148	4/2/03	\$115,000	DORRatio
003	172607	9022	1/24/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	172607	9057	4/22/04	\$114,027	DORRatio
003	172607	9062	11/10/03	\$1,495,000	ImpCount
003	202607	9024	7/13/04	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	212607	9070	3/21/03	\$115,000	DORRatio
003	212607	9074	4/23/03	\$355,000	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER
003	222607	9043	5/21/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	222607	9061	7/8/03	\$343,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232507	9038	7/29/03	\$260,000	NON-REPRESENTATIVE SALE
003	232607	9038	6/5/03	\$319,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248070	0076	5/5/04	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248070	0076	7/25/03	\$159,700	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248070	0120	7/29/03	\$238,000	DORRatio
003	252606	9046	4/14/03	\$115,000	%Compl DORRatio
003	252606	9081	6/2/03	\$795,000	PERSONAL PROPERTY INCL; OPEN SPACE DESIG.
003	262607	9019	1/8/04	\$291,000	PersMH0
003	262607	9090	1/23/04	\$665,000	TIMBER AND FOREST LANDOpenSpace0
003	262607	9095	4/21/04	\$1,200,000	TIMBER AND FOREST LANDOpenSpace0
003	272507	9027	5/30/03	\$640,000	DIAGNOSTIC OUTLIER
003	272607	9053	7/30/04	\$154,706	QUIT CLAIM DEED DORRatio
003	272607	9069	8/24/03	\$239,000	CORPORATE AFFILIATES
003	272607	9069	4/11/03	\$3,212	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER
003	272607	9074	4/26/04	\$550,000	OpenSpace0
003	272607	9110	6/12/04	\$5,000	DORRatio
003	282607	9018	4/10/03	\$166,210	QUIT CLAIM DEED;REL PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed In this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	282607	9071	8/26/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
003	282607	9077	4/10/03	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	282607	9086	3/24/04	\$259,000	UnFinArea
003	292607	9023	1/9/03	\$315,000	ImpCount Obsol
003	302607	9029	8/15/03	\$136,000	DORRatio
003	312607	9048	3/24/04	\$760,000	RELOCATION - SALE BY SERVICE
003	332607	9016	4/28/03	\$500,000	DIAGNOSTIC OUTLIER
003	332607	9022	6/12/03	\$5,000	EASEMENT OR RIGHT-OF-WAY DORRatio
003	332607	9049	6/2/04	\$750,000	ActivePermitBeforeSale>25K
003	332607	9054	10/14/04	\$294,500	Diagnostic outlier
003	342507	9034	3/4/03	\$270,000	NON-REPRESENTATIVE SALE; RELATED PARTY,
003	342507	9105	10/12/04	\$597,000	DIAGNOSTIC OUTLIER
003	342507	9106	10/27/04	\$630,000	DIAGNOSTIC OUTLIER
003	342607	9026	8/12/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	342607	9064	1/21/03	\$341,500	DIAGNOSTIC OUTLIER
003	342607	9090	9/8/04	\$625,000	OPEN SPACE DESIGNATION CONTINUED0OK'D AFTER
003	352607	9019	7/23/03	\$130,000	DIAGNOSTIC OUTLIER
003	404550	0180	10/31/03	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0180	7/18/03	\$357,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0200	9/3/03	\$105,000	%Compl DORRatio
003	404550	0370	4/20/04	\$90,000	Non Rep
003	404550	0665	5/13/04	\$182,553	EXEMPT FROM EXCISE TAX
003	404550	0925	2/19/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	404550	0930	2/13/04	\$175,000	DIAGNOSTIC OUTLIER
003	404650	0400	3/14/03	\$89,500	DORRatio
003	404650	0920	9/20/03	\$287,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	404650	1430	9/18/03	\$154,900	UnFinArea
003	404650	1430	5/27/03	\$146,615	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
003	404650	1440	3/6/03	\$91,544	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
003	404660	0170	5/22/03	\$355,000	Obsol
003	404660	0830	6/25/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	404660	1230	5/24/03	\$108,800	QUIT CLAIM DEED; REL PARTY,FRIEND, OR NEIGHBOR
003	404671	0180	6/26/03	\$399,950	Obsol
003	404720	0135	10/9/03	\$340,000	CORPORATE AFFILIATES
003	404720	0300	1/21/04	\$90,000	DORRatio
003	404720	0440	10/6/03	\$123,500	DORRatio
003	404720	0615	1/17/03	\$92,091	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO
003	404720	0825	10/12/04	\$354,000	DOUBLE SALE
003	404720	0825	3/17/04	\$229,950	DOUBLE SALE
003	404720	0865	5/18/03	\$74,900	%Compl DORRatio
003	404720	0985	12/30/03	\$85,082	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	865680	0200	11/17/04	\$254,975	DIAGNOSTIC OUTLIER
005	212507	9025	4/23/04	\$180,000	DIAGNOSTIC OUTLIER
005	212507	9039	5/3/04	\$116,738	QUIT CLAIM DEED; REL. PARTY,FRIEND,OR NEIGHBOR
005	332507	9049	8/21/03	\$575,000	OpenSpace0

Vacant Sales Used in this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012606	9020	05/25/04	\$ 195,000	3310560	N	N
1	072507	9010	10/03/03	\$ 234,900	573249	N	N
1	072507	9066	03/29/04	\$ 135,000	486565	N	N
1	072607	9016	09/13/04	\$ 133,000	622908	N	N
1	082607	9078	08/24/04	\$ 70,000	54450	N	N
1	082607	9102	12/17/03	\$ 155,000	466527	N	N
1	122606	9051	08/30/04	\$ 100,000	1524600	N	N
1	252606	9016	09/22/04	\$ 100,000	1352538	N	N
1	252606	9092	07/26/04	\$ 142,500	207141	N	N
1	252606	9098	02/26/04	\$ 160,000	236302	N	N
1	252606	9099	03/03/03	\$ 160,000	209297	N	N
1	252606	9103	12/03/03	\$ 116,375	218693	N	N
1	252606	9105	02/24/04	\$ 125,000	217942	N	N
3	012507	9025	10/12/03	\$ 136,250	216583	N	N
3	012507	9028	07/12/04	\$ 500,000	871200	N	N
3	012507	9042	02/12/03	\$ 229,000	956578	Y	Y
3	012507	9044	10/26/04	\$ 260,000	652093	Y	N
3	012507	9050	04/08/03	\$ 259,000	654706	Y	Y
3	022507	9018	03/19/04	\$ 215,000	871200	N	N
3	022507	9027	05/28/04	\$ 180,000	871200	N	N
3	022507	9033	01/29/04	\$ 175,000	871200	N	N
3	032507	9018	10/06/03	\$ 190,000	815878	N	N
3	032507	9041	06/02/03	\$ 220,000	871200	N	N
3	032507	9050	07/01/04	\$ 220,000	871200	N	N
3	042507	9072	02/12/04	\$ 115,000	83070	N	N
3	052607	9008	09/01/04	\$ 235,000	961369	N	N
3	052607	9019	01/16/04	\$ 115,000	437778	N	N
3	052607	9022	09/06/04	\$ 160,000	485694	N	N
3	082607	9034	06/18/03	\$ 92,000	216057	N	N
3	102507	9066	08/15/03	\$ 110,000	217800	N	N
3	112507	9094	08/25/04	\$ 81,500	305791	Y	Y
3	112507	9106	09/09/04	\$ 242,500	871200	N	N
3	142507	9021	09/05/03	\$ 117,000	504571	N	N
3	142507	9031	10/20/03	\$ 20,000	68160	Y	Y
3	142507	9033	12/29/03	\$ 20,000	52160	Y	Y
3	142507	9035	11/24/03	\$ 31,500	140320	N	N
3	142507	9042	12/29/03	\$ 20,000	69200	Y	Y
3	142507	9044	09/22/03	\$ 20,000	68720	N	N
3	142507	9060	07/15/03	\$ 185,000	361548	N	N
3	155000	0355	10/01/03	\$ 110,000	135563	N	N
3	155000	0380	03/20/04	\$ 129,900	425959	N	N
3	155000	0531	06/09/04	\$ 95,000	74923	N	N
3	155000	0680	12/05/03	\$ 125,000	267023	N	N
3	155810	0022	04/28/04	\$ 95,000	217800	N	N
3	155810	0280	07/31/03	\$ 94,950	217800	N	N
3	162607	9065	08/17/04	\$ 130,000	217800	N	N

Vacant Sales Used in this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	162607	9076	08/25/04	\$ 125,000	280526	N	N
3	202607	9006	08/11/04	\$ 170,000	871200	N	N
3	202607	9017	10/22/04	\$ 115,000	111949	N	N
3	212607	9022	09/15/04	\$ 162,000	210830	N	N
3	212607	9069	05/20/03	\$ 100,000	200091	N	N
3	212607	9069	12/05/03	\$ 125,000	200091	N	N
3	212607	9082	10/12/04	\$ 105,000	135909	N	N
3	248070	0033	03/01/04	\$ 95,000	104544	N	N
3	248070	0104	03/22/04	\$ 180,000	410771	Y	N
3	248070	0110	09/01/04	\$ 249,500	391168	N	N
3	262607	9087	12/24/03	\$ 238,000	909968	N	N
3	292607	9059	07/08/04	\$ 139,000	209959	N	N
3	292607	9062	01/08/04	\$ 220,000	572814	N	N
3	312607	9047	11/11/03	\$ 162,500	435600	N	N
3	322607	9026	04/07/03	\$ 150,000	224334	N	N
3	342507	9042	11/04/03	\$ 21,500	16130	N	N
3	342507	9049	09/23/03	\$ 21,500	21501	N	N
3	342507	9050	10/22/03	\$ 21,500	22400	N	N
3	342507	9090	04/29/03	\$ 99,950	115434	N	N
3	342507	9090	03/15/04	\$ 113,000	115434	N	N
3	362607	9041	05/25/04	\$ 240,000	879040	N	N
3	404550	0601	08/04/03	\$ 175,000	35772	Y	Y
3	404550	0805	08/18/04	\$ 278,000	22769	Y	Y
3	404720	0525	10/25/04	\$ 143,000	20880	Y	Y
3	404720	0695	09/17/03	\$ 60,000	26977	N	N
3	865680	0010	10/22/04	\$ 15,000	19200	N	N
5	092407	9003	10/30/03	\$ 12,000	17427	Y	N
5	212507	9034	06/16/03	\$ 68,000	348480	N	N
5	282507	9024	07/02/04	\$ 197,000	599821	N	N
5	292507	9058	06/19/03	\$ 112,500	442134	N	N
5	292507	9059	06/19/03	\$ 112,500	442569	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	082607	9010	09/16/04	\$ 70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1	122606	9027	04/06/04	\$ 2,500	DIAGNOSTIC OUTLIER
1	122606	9050	04/23/04	\$119,420	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER
1	252606	9016	02/24/04	\$ 7,467	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
1	252606	9016	03/01/04	\$ 6,350	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
3	012507	9034	03/07/03	\$299,000	CORPORATE AFFILIATES; TIMBER AND FOREST LAND;
3	052607	9024	01/23/03	\$ 70,930	NON-REPRESENTATIVE SALE;
3	102507	9084	03/15/04	\$150,000	1031 TRADE; OPEN SPACE DESIGNATION CONTINUED
3	142507	9009	02/14/03	\$183,000	DIAGNOSTIC OUTLIER
3	142507	9032	08/12/03	\$ 20,000	GOVERNMENT AGENCY;
3	154950	0272	02/18/04	\$114,950	%Compl
3	222607	9062	09/16/03	\$ 79,000	DIAGNOSTIC OUTLIER
3	248070	0077	07/09/04	\$ 1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
3	262507	9017	02/20/04	\$129,900	MOBILE HOME;
3	272607	9092	01/23/04	\$ 80,000	CORPORATE AFFILIATES;
3	282507	9056	09/10/03	\$ 73,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	282607	9055	08/26/03	\$ 60,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	282607	9055	08/26/03	\$ 84,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	282607	9099	01/02/03	\$165,000	DIAGNOSTIC OUTLIER
3	322607	9057	02/10/04	\$ 36,378	DIAGNOSTIC OUTLIER
3	342507	9056	09/29/03	\$ 7,500	GOVERNMENT AGENCY;
3	342607	9065	08/12/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	352607	9004	09/08/04	\$213,859	TIMBER AND FOREST LAND;
3	362606	9002	10/28/04	\$ 17,500	DIAGNOSTIC OUTLIER
3	404650	1320	07/09/03	\$ 28,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	404650	1420	04/01/03	\$ 71,000	DIAGNOSTIC OUTLIER
3	404671	0070	05/01/03	\$ 69,000	BUILDER OR DEVELOPER SALES;
5	152407	9007	08/25/04	\$ 2,500	QUIT CLAIM DEED;
5	152407	9161	08/25/04	\$ 2,600	QUIT CLAIM DEED;



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr